

**MINUTES OF THE REGULAR MEETING**  
  
**OF THE**  
  
**COMMISSIONERS OF THE CHICAGO HOUSING AUTHORITY**

**May 21, 2002**

The Commissioners of the Chicago Housing Authority held its Regular meeting on Tuesday, May 21, 2002 at 8:30 a.m. at Lathrop Homes, Boys & Girls Club, located at 2915 N. Leavitt Street in Chicago.

The meeting was called to order by the Chairperson, and upon roll call, those present and absent were as follows:

Present:	Sharon Gist Gilliam Hallie Amey Dr. Mildred Harris Sandra Young Earnest Gates Leticia Peralta Davis
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Absent:	Michael Ivers Mamie Bone
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Also present were Terry Peterson, Chief Executive Officer; Gail Niemann, General Counsel; Chicago Housing Authority Staff Members and the General Public.

There being a quorum present, the meeting duly convened and business was transacted as follows:

The Chairperson convened the Public Hearing portion of the meeting by inviting residents and the public at large to address the Board.

Immediately following the Public Hearing Session, Terry Peterson, Chief Executive Officer, presented his monthly report. Per Mr. Peterson, one of the core goals of the Plan For Transformation is to improve the quality of life for residents, even in buildings slated for demolition. According to Mr. Peterson, since private property managers were hired two years ago, the vast backlog of work orders have been eliminated. In addition, the response time required for non-emergencies has been cut to an average of 30 days and for emergencies to 24 hours. Mr. Peterson then continued by highlighting the recommendation scheduled for Board approval whereby seven new property managers were pre-qualified to compete in the new round of management contracts. Mr. Peterson concluded his report by informing the Board and public at large that property management will be especially important in the coming years as CHA continues to expand relocation and redevelopment, therefore, all property managers have been asked to go the extra mile, not only for residents but also to advance the Plan For Transformation.

A Motion was then introduced and seconded to adjourn to Executive Session. The Chairperson announced that pursuant to the Open Meetings Act, 5 ILCS 120/2, the Board would adjourn for approximately one (1) hour to discuss pending, probable or imminent litigation, collective negotiating matters, security and personnel matters.

The Commissioners subsequently reconvened in Open Session and Chairperson Gilliam thereupon introduced a Motion to approve the Minutes for the March 19, 2002 and April 16, 2002 meetings. The Minutes for both meetings were then unanimously approved.

Chairperson Gilliam thereupon introduced a Motion to approve the Resolution discussed in Executive Session. A Motion to approve the Resolution for Executive Item No. 1 was then presented by Commissioner Gates.

**(Executive Item No. 1)**

**RESOLUTION NO. 2002-CHA-52**

**WHEREAS,** the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated May 1, 2002 requesting that the Board of Commissioners approve the Personnel Action Report for April 2002.

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners hereby approves the Personnel Actions for April 2002.

Motion to adopt said Resolution was seconded by Commissioner Harris and the voting was as follows:

Ayes:	Sharon Gist Gilliam Hallie Amey Dr. Mildred Harris Leticia Peralta Davis Sandra Young Earnest Gates
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Nays:	None
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The Chairperson thereupon declared said Motion carried and said Resolution adopted.

Due to a previous engagement, Commissioner Davis, Chairperson of the Finance & Audit Committee, had to leave early. Therefore, Commissioner Harris presented the Finance & Audit Committee report. Per Commissioner Harris, the Committee met on Wednesday, May 13, 2002 at the Corporate Office located at 626 West Jackson. The Finance staff provided the Committee with the following reports: Monthly Treasury Report, Revised 2002 Cash Flow, Comprehensive Annual Financial Report as of 12/31/02 and Quarterly Financial Report as of 3/31/02.

Commissioner Harris then introduced an Omnibus Motion for the adoption of the Resolutions for Items A1 and A2 discussed, voted and recommended by the Finance and Audit Committee for Board approval.

**(Item A1)**

The Authority’s Employee Policy Guide requires that in the event an employee claims an on-the-job injury, management must respond by obtaining immediate medical attention for the employee. The employee is also required to submit to a drug and alcohol testing as immediately as possible. Since 1995, CHA has used MercyWorks to provide these services. MercyWorks notified CHA of outstanding invoices dating back to 1995. These invoices were for the initial chemical screening for new employees and for treating and testing of CHA employees injured on the job. The CHA Risk Management Department has reviewed the invoices submitted by MercyWorks and verified the legitimacy of the invoices. The Resolution for Item A1 approves payment of \$180,000 to MercyWorks for the period 1995 through 2001.

**RESOLUTION NO. 2002-CHA-53**

**WHEREAS,** the Board of Commissioners has reviewed Board Letter dated April 18, 2002 entitled “Approval of Payment to MercyWorks for the treatment of CHA employees” for the period 1995 through 2001.

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners authorizes the Chief Executive Officer, or his designee, to pay \$180,000.00 to MercyWorks for the provision of CHA employees for work related injuries for the period 1995 through 2001.

**(Item A2)**

A Request for Proposal was issued in March soliciting qualified firms and/or individuals who could provide strategic technology planning services for the CHA. The CHA directly solicited 170 firms, including 57 MBE/WBE firms. 134 firms picked up the bid document. The Evaluating Committee selected Bronner Group as the most qualified firm due to their ability to meet the CHA’s needs at a competitive price. The Resolution for Item A2 approves award of contract to the Bronner Group.

**RESOLUTION NO. 2002-CHA-54**

**WHEREAS,** The Board of Commissioners of the Chicago Housing Authority has reviewed the memorandum dated April 26, 2002, entitled “Authorization for Approval of Strategic Technology Plan Services.”

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners hereby authorizes the Chief Executive Officer or his designee to enter into a contract with Bronner Group for Strategic Technology Plan Services for a one-year term, for a total contract amount of \$188,086.00, with a (1) one-year option subject to HUD and Board approval, if required.

The Omnibus Motion to adopt Resolutions for Items A1 and A2 was seconded by Commissioner Gates and the voting was as follows:

Ayes:	Sharon Gist Gilliam Hallie Amey Dr. Mildred Harris Sandra Young Earnest Gates
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Nays:	None
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There being no questions or discussion, the Chairperson thereupon declared said Motion carried and said Resolutions adopted. The Finance & Audit Committee report was also accepted in total.

Commissioner Gates then presented the Operations & Facilities Committee report. Per Commissioner Gates, the Committee met on Wednesday, May 15, 2002, at the Corporate Office located at 626 West Jackson. Operations staff presented the Committee with a status report on the installation of air conditioners at Senior Buildings and an update on the CEDA Program.

Commissioner Gates introduced an Omnibus Motion for the adoption of the Resolutions for Items B2 and B5 discussed, voted and recommended for Board approval by the Operations Committee. Commissioner Gates also requested that the Resolution for Item B4 be deferred for further discussion at Committee level.

**(Item B1)**

**Deferred by Operations Committee for further consideration at the June 12<sup>th</sup> Committee Meeting** – (Recommendation to approve the purchase of 13 units of housing in the Orchard Park Housing Development from the Chicago Metropolitan Housing Development.)

**(Item B2)**

In March 2001, the Board authorized the execution of an Intergovernmental Agreement (IGA) between the CHA and Department of Environment (DOE) to perform all environmental reviews and prepare all necessary documentation for the Plan pursuant to the MTW Agreement. As part of the development plans created for implementation of the Plan for Transformation, there will be an occasional need for targeted remediation activities to be performed to prepare sites for development. In order to timely perform these targeted environmental remediation activities, the CHA subsequently determined that it would be beneficial to employ the services and expertise of DOE. DOE has developed a thorough and detailed program for the remediation of environmental contamination in real property and has staff in place with experience and expertise for the effective

contracting, implementation, supervision, oversight and administration of environmental remediation projects. The resolution for Item B2 approves Amendment No. 1 to the IGA with DOE and increases the funding in an amount not-to-exceed \$3,000,000.

**RESOLUTION NO. 2002-CHA-55**

**WHEREAS,** the Board of Commissioners has reviewed the Board Letter dated, May 2, 2002, “Authorizing the Chief Executive Officer or his designee to execute an Amendment to the Intergovernmental Agreement with the City of Chicago acting through its Department of the Environment”.

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners authorizes the Chief Executive Officer or his designee to execute Amendment No. 1 to the Intergovernmental Agreement with the City of Chicago acting through its Department of the Environment (“IGA”) to assist the CHA and manage targeted environmental remediation services required to prepare sites for development. The Board of Commissioners also authorizes an increase in funding from \$1,000,000 to a not-to-exceed amount of \$3,000,000 for environmental reviews and the targeted environmental remediation services to be performed under the terms of the amended IGA.

**(Item B3)**  
**This Number Not Used**

**(Item B4)**  
**Deferred for further discussion at Committee Meeting –** (Recommendation to award contract for property management consultant specialist services for the Dearborn Homes Development.)

**(Item B5)**  
Currently, 23 private property management firms manage 38,000 units of public housing for the CHA. Many of the current contracts are due to expire within a short time, and as a result, in January 2002, the CHA received authorization from HUD to competitively procure and evaluate the qualifications of private property management firms. In April 2002, the authority advertised a Request for Qualification in local newspapers. Twenty-seven (27) responses were received. The Resolution for Item B5 approves the establishment of 3 pre-qualified property management firm pools, with specific expertise in managing multi-family, senior and scattered site developments

**RESOLUTION NO. 2002-CHA-56**

**WHEREAS,** the Board of Commissioners has reviewed the Board Letter dated May 1, 2002, titled “Authorization to Maintain Three (3) Pre-Qualified Private Property Management Firm Pools with Specific Expertise in Managing Multi-Family, Senior, and Scattered-Site Developments.”

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners authorizes the Chief Executive Officer or his designee to maintain three (3) pre-qualified private property management firm pools, with specific expertise in managing multi-family, senior, and scattered-site developments for two (2) years and enter into contracts with the firms listed herein, for a cumulative not-to-exceed amount of \$13,000,000. The resultant individual management services contracts will be presented to the Board of Commissioners at its next 2002 Board meeting.

SENIOR	FAMILY	SCATTERED SITE
DRAPER AND KRAMER	INTERSTATE REALTY MANAGEMENT	HISPANIC HOUSING DEVELOPMENT CORPORATION
INTERSTATE REALTY MANAGEMENT	McCORMACK BARON	P.M. ONE
HABITAT COMPANY	U. S. RESIDENTIAL MANAGEMENT, LLC	LEGUM AND NORMAN
DSSA	WOODLAWN COMMUNITY DEVELOPMENT CORPORATION	WILLIAM MOOREHEAD AND ASSOCS.
HISPANIC HOUSING DEVELOPMENT CORPORATION	H.J. RUSSEL	WOODLAWN COMMUNITY DEVELOPMENT CORPORATION
U. S. RESIDENTIAL MANAGEMENT, LLC	CHICAGO DWELLINGS ASSOCIATION	HULL HOUSE
McCORMACK BARON	EASTLAKE MANAGEMENT GROUP	URBAN PROPERTY ADVISOR, LLC

H.J. RUSSEL	LEGUM AND NORMAN
EASTLAKE MANAGEMENT GROUP	P.M. ONE
WOODLAWN COMMUNITY DEVELOPMENT CORPORATION	DSSA
CHICAGO DWELLING ASSOCIATION	DHARILL MANAGEMENT, INC.
LEGUM AND NORMAN	HABITAT COMPANY
URBAN RESIDENTIAL SERVICES COMPANY	HOLSTEN
P.M. ONE	LAKE PARC PLACE
HULL HOUSE	WEST MANAGEMENT PARTNERS
WILLIAM MOOREHEAD AND ASSOCIATES	HULL HOUSE
PROFESSIONAL PROPERTY MANAGEMENT GROUP	URBAN PROPERTY ADVISOR LLC
DHARILL MANAGEMENT, INC.	
HOLSTEN	

**(Item B6)**  
**This Number Not Used**

The Omnibus Motion to adopt Resolutions for Items B2 and B5, and to defer Item B4 for further consideration by the Operations Committee was seconded by Commissioner Harris and the voting was as follows:

Ayes: Sharon Gist Gilliam  
Hallie Amey  
Dr. Mildred Harris  
Sandra Young  
Earnest Gates

Nays: None

There being no questions or discussion, the Chairperson thereupon declared said Motion carried and said Resolutions adopted. The Operations and Facilities Committee report was also accepted in total.

Commissioner Young, Committee Chairperson, then presented the Tenant Services Committee report. Per Commissioner Young, the Committee met on Wednesday, May 15, 2002 at the Corporate Office located at 626 West Jackson.

Commissioner Young then introduced an Omnibus Motion for the adoption of the Resolutions for Items C1 and C2 discussed, voted and recommended for Board approval by the Tenant Services Committee:

**(Item C1)**  
The Resolution for Item C1 authorizes the Chief Executive Officer to enter into an Intergovernmental Agreement with the Mayor’s Office of Workforce Development (MOWD) to develop and provide a summer pre-internship employment training program. The training portion of the Program is scheduled from July 8 through August 16 and will serve approximately 220 fourteen and fifteen-year old teenage CHA residents. Participants will receive instructions in basic academic skills, how to complete an employment application, prepare a resume and how to go on a job interview. In addition, the participants will receive training on personal life skills such as shopping, budgeting and banking. Participants will receive a \$400.00 stipend.

**RESOLUTION NO. 2002 – CHA –57**

**WHEREAS,** the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated April 30, 2002 entitled “Authorization to enter into an Intergovernmental Agreement with the City of Chicago, acting through the Mayor’s Office of Workforce Development, to provide a Summer Pre-Internship Employment Training Program for fourteen and fifteen year old CHA residents.”

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners authorizes the Chief Executive Officer or his Designated representative to enter into an Intergovernmental Agreement with the City of Chicago, acting through the Mayor’s Office of Workforce Development, to provide a summer pre-internship employment training program for fourteen and fifteen year old CHA residents for a total amount not to exceed \$200,000.00.

**(Item C2)**

The Resolution for Item C2 approves the acceptance of the Illinois State Board of Education Grant for the Summer Food Program and awards a contract to Open Kitchens, to perform the food services for the Summer Food Program. The purpose of the Summer Food Program is to extend the National Food Program through the summer vacation months to insure that boys and girls living in CHA developments receive the nutritional help needed for proper physical development.

**RESOLUTION NO. 2002 –CHA-58**

**WHEREAS,** the Board of Commissioners has reviewed the Board Letter dated May 8, 2002 titled “Request to accept a grant from the Illinois State Board of Education for the Summer Food Service Program and enter into a contract with Open Kitchens, Inc. for the 2002 Summer Food Services Program.”

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** The Board of Commissioners authorizes the Chief Executive Officer or his designee to accept an Illinois State Board of Education Grant in an amount not to exceed \$2,563,850.00 for the Summer Food Program and to enter into a contract for the Summer Food Services Program with Open Kitchens, Inc., for a term of 47 days, from June 26, 2002 to August 31, 2002 for a total of \$1,745,580.

The Omnibus Motion to adopt said Resolutions for Items C1 and C2 was seconded by Commissioner Young and the voting was as follows:

Ayes:	Sharon Gist Gilliam Hallie Amey Dr. Mildred Harris Sandra Young Earnest Gates
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Nays:	None
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There being no questions or discussion, the Chairperson thereupon declared said Motion carried and said Resolutions adopted. The Tenant Services Committee report was also accepted in total.

There being no further business come before the Commissioners, upon Motion made, seconded and carried, the meeting of the Board of Commissioners was adjourned.

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Sharon Gist Gilliam  
Chairperson

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Lee Gill, Custodian and  
Keeper of Records